

Service information shown is derived from statutory undertakers' records and other available information and is provided for guidance only. All service locations should be verified on site prior to the commencement of works.

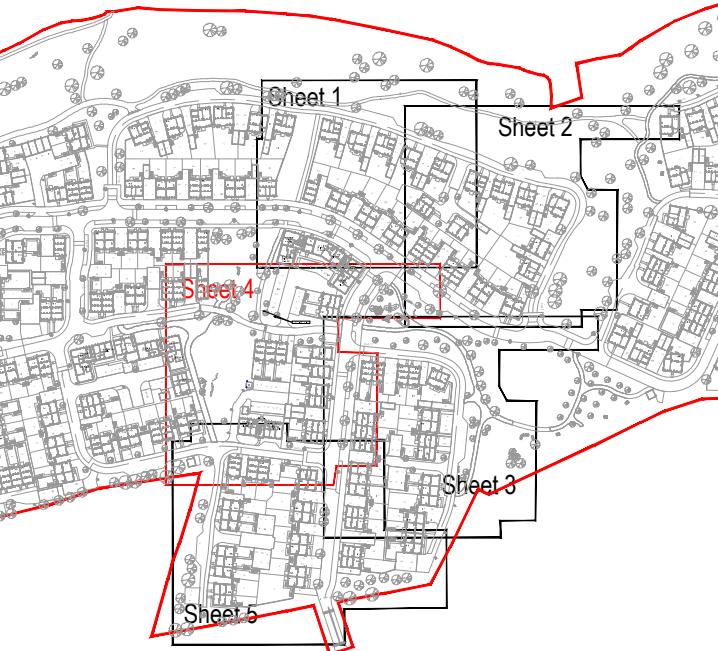
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Health & Safety Note

The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor(s) considers that there is insufficient Health and Safety information on this drawing, this should immediately be brought to the attention of the designer.

HAZARD IDENTIFICATION BOX			
This table is provided to assist the Principal Contractor to fulfil their obligations under the CDM Regulations 2015			
Hazard Ref	Hazard Type	Hazard Description	Mitigation Measures/Residual Risk
Construction	Construction	Risk of electrocution when excavating in proximity to High Voltage (HV) or Extra High Voltage (EHV) cables.	Underground services to be accurately located prior to works. All works to be carried out in agreement with relevant utility supplier.
Construction	Construction	Working near a medium pressure gas pipe, with risk of gas release, fire, explosion or injury.	Underground services to be accurately located prior to works. All works to be carried out in agreement with the relevant utility supplier.



Context Plan

Rev	Date	First Issue	Description	JW / SH
P01	16/03/2026	First Issue		
S2 - Suitable for Information				

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Client	Vistry South East
Job	Glebe Farm, Steyning
Title	External Levels - Phase 2 (Sheet 4 of 5)
Classification	FL 60_20
Scale @ A1:	1:500
Project - Originator - Volume/System - Level/Location - Type - Discipline - Number	L4860 - JNP-XX-Z2-DR-C-2204
Revision	P01

Note:
A double DPC is to be provided on all plots as per Vistry standard details. Water proofing is therefore not indicated unless surrounding ground elevation is higher than FFL.

Utilities Legend

- EHV cable (from records)
- EHV cable (from survey)
- HV cable (from records)
- HV cable to be abandoned (from records)
- HV cable proposed diversion
- LV cable (from records)
- BT Cable (from records)
- BT Cable (from survey)
- Gas main (from records)
- Gas main (from survey)
- Gas main to be abandoned (from records)
- Foul sewer (from records)
- Foul sewer (from survey)
- Foul sewer to be abandoned (from records)
- Unknown utility (from survey)
- 15m Offset from Foul Sewerage Pumping Station
- Existing foul pumping station
- Water from records

For external level notes refer to dwg: L4860-JNP-XX-Z2-DR-C-2201 (Sheet 1 of 5)

Private External Levels Legend

- Site boundary
- Proposed level
- Gradient
- Exposed brickwork expressed as max number of courses below typical ground level (typically 150mm below DPC/FFL). Refer to architects detail
- Raised damp proof course / water proofing level expressed as max number of courses above standard DPC level, refer to External Levels note 3.
- Retaining wall annotated on layout with maximum retained height
- Retaining wall that requires fall protection
- Gravel board annotated on layout with maximum retained height
- Slab on edge annotated on layout with maximum retained height
- Proposed permeable block paving
- Linear drainage channel
- Road gully
- Private yard gully
- Land drains
- Threshold drains
- Plot finished floor level DPC level, refer to architects details
- Garage finished floor level DPC level, refer to architects details
- Proposed road contour levels (0.1m intervals)
- Proposed banking in soft landscaped areas (max 1:3)
- Level landing for ramped and stepped approach to principal entrance compliant with Part M Building Regulations

